Special Magistrate
Wednesday, February 25, 2026 at 2:00 PM

City Commission Chambers
214 Sams Avenue, New Smyrna Beach, Florida 32168

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.A Special Magistrate Minutes January 28, 2026

3. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

4. OLD BUSINESS

4.A CCSM-0504-2025 - 1720 Magnolia St. ; Owner: Tara Rando ; Officer: Barbara Bobelak

5. NEW BUSINESS

5.A CCSM-0566-2025 - 108 S. Myrtle Ave.; Owner: Justin Walker; Officer: Beverly Abrahamson

5.B CCSM-0556-2025 - (905 Canal Street Parcel: 741808310070); Owner: Wolf Home Buyers LLC, Jon Gegaj; Officer: Beverly Abrahamson

5.C CCSM-0041-2025 - 2503 Nordman Ave. ; Owner: Debra Allen; Officer: Amber Bage

5.D CCSM-0643-2025 - 350 Mission Dr.; Owner: Teresa Gascon; Officer: Amber Bage

6. REPEAT BUSINESS

7. LIEN AMNESTY APPLICATION

8. STAFF REPORT

9. ADJOURNMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.